

CITY COUNCIL REPORT



MEETING DATE: April 5, 2005

ITEM NO. 6 GOAL: Coordinate Planning to Balance Infrastructure

SUBJECT

Corporate Gourmet - 1-UP-2005

REQUEST

Request to approve a conditional use permit for food processing and preparation in 18,000 +/- square feet of an existing 60,000 +/- square feet building located at 7621 E Gray Road with Industrial Park (I-1) zoning.

Key Items for Consideration:

- Food processing areas contain filter and vent system.
- Uses adjacent to the site are industrial with a residential area situated 200 feet south of the site.
- Adequate vehicle loading and stacking areas are provided on the side and rear of the building.
- Planning Commission recommended approval as amended, 6-0.

Related Policies, References:

- Case 19-ZN-1975 zoned the site to I-1 District in 1975.

OWNER

Corporate Gourmet
480-390-6831

APPLICANT CONTACT

Paul O Connor
602-944-0699

LOCATION

7621 E Gray Rd, in the Scottsdale Airport.

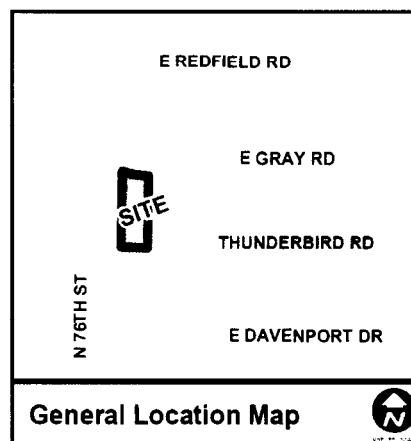
BACKGROUND

Zoning.

The site is zoned I-1 (C) Industrial Park District. The I-1 zoning districts allow for a variety of office, manufacturing and warehouse uses and lists food processing as a conditional use. The "C" denotes a special condition that was placed on the zoning case for this area, which in this situation relates to the requirement to provide a 60-foot wide landscape buffer along the south boundary of the site, adjacent to the Paradise Valley Ranchos 2 residential area. This currently exists on the lot. A bakery formerly occupied this tenant space.

General Plan.

The General Plan Land Use Element designates the property as Minor Employment uses. An Employment land use permits a range of employment uses such as light industrial, offices, and other mixed uses. This category is



located where impacts on residential neighborhoods are minimized and access is available to labor pools and transportation facilities.

Context.

This property is located in Scottsdale Industrial Airpark Unit 5 subdivision. The surrounding property is zoned I-1 to the north, east and west and R1-35 (Single-Family Residential) District to the south. The industrial area contains a 100-foot building setback line and 60-foot wide landscape buffer along the southern side of the lots. Thunderbird Road is on the south side of the site then the Rancho lots. The distance from the vehicle loading area at the south side of the building to the edge of the residential properties is approximately 200 feet.

**APPLICANT'S
PROPOSAL**

Goal/Purpose of Request.

The request is to approve a use permit for a food processing facility in an existing multi-tenant warehouse and manufacturing building in the Scottsdale Airpark. The food processing facility will include the southern portion of the building and contains a kitchen, food preparation area, warehouse, cooler, freezer and office with approximately 23 employees. Food delivery trucks will pick up food on a daily basis at the vehicle-loading zone at the south side of the building. Only wholesale food sales are provided with no retail or individual sale of food to the public. An 8-foot tall slatted screen fence screens the vehicle-loading zone and the site also contains a 6-foot tall screen wall at the south side of the parking lot, adjacent to the 60-foot wide landscape buffer along the south side of the property (see Attachment #10 Site Plan). The majority of pick-up trucks will use the site during morning hours.

Development information.

- *Existing Use:* Warehouse/manufacturing building
- *Buildings/Description:* Single story, with roll-up doors facing eastward toward common driveway with building to the east
- *Parcel Size:* 60,280 sq. ft.
- *Building Height Allowed:* 36 ft.
- *Existing Building Height:* 22 ft.
- *Floor Area:* 17,533 sq. ft. overall building, food processing portion contains 6,575 sq. ft. with 2,110 sq. ft. kitchen/food preparation, 2,918 sq. ft. warehouse/storage and 1,484 sq. ft. office areas
- *Other:* Pick-up area for food delivery trucks is located along the south side of the building and screened by an 8 ft. tall screen fence.

IMPACT ANALYSIS

Traffic.

The building has access at two locations from Gray Road, a local industrial standard street, to the north side of the site. Driveways surround the building

and a forty (40) foot wide shared driveway is situated between the building and the industrial building to the east which contain a variety of workshops, repair and manufacturing bays with roll-up doors oriented toward the central drive aisle. Parking is located toward the west and south sides of the building. This use is anticipated to generate about 180 vehicle trips per day including employee and food delivery trucks. Gray Road and the internal driveways of the site can accommodate this level of traffic including expected truck traffic. The facility also has 3-5 delivery trucks that will deliver food daily with 2 parked inside the building and 3 parked at the site. The screened vehicle-loading zone and vehicle stacking area on the east side of the building has stacking for 5 vehicles with sufficient area to accommodate the approximate 20-25 trucks picking up prepared food on a daily basis. The driveway on the south side of the building is wide enough to accommodate the loading bay and movement of trucks through the site. No direct access is provided to local residential streets.

Parking.

- 18 spaces are required and 26 spaces are provided by this use while approximately 47 spaces are required and 54 spaces are provided for the overall site. Sufficient parking is available on site for this use. Parking areas are situated mainly along the west and south sides of the building.

Water/Sewer.

Existing site sewer and water service is provided the City of Scottsdale.

Fire.

The facility contains a water suppressant sprinkler system suitable for this use. Adequate emergency vehicle circulation and turning radius movements are provided.

Open space.

A 60-foot wide landscape buffer is provided along the south side of the site and along all of the lots on the south side of Gray Road in this area. This is a requirement of the original zoning case to buffer the Patterson Ranch residential area toward the south. No public trails are located on this site.

Policy Implications.

The food processing facility is located in the industrial park, adjoining other manufacturing, warehouse, and repair uses. Adequate measures for building setback (100 ft.) and landscape buffer (60 ft.) have been addressed in the original zoning and plat cases to buffer the site from residential areas to the south. Adequate provision for traffic and food pick-up by vehicles is provided on the site. The facility is compatible to this area and will not adversely impact adjoining uses.

Use Permit Criteria.

Conditional use permits, which may be revocable, conditional, or valid for a specified time period, may be granted only when expressly permitted after the Planning Commission has made a recommendation and the City Council has found as follows:

- A. That the granting of such conditional use permit will not be materially detrimental to the public health, safety or welfare. In reaching this conclusion, the Planning Commission and the City Council's consideration shall include, but not be limited to, the following factors:
1. Damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination.
 - ***Food preparation will occur completely indoors within the building and will not have an adverse impact as a result from smoke or odor. Food cooking areas will contain commercial standard filter systems. Lighting currently exists on the site and is stipulated to be fully shielded and directed downward conforming to City lighting policy. Minor noise is associated with the use, primarily with pick-up/delivery trucks using the site. Dust and vibration are not associated with this use.***
 2. Impact on surrounding areas resulting from an unusual volume or character of traffic.
 - ***The level and type of traffic generated by the use can be accommodated by the existing Gray Road access and local street system. Delivery and concession trucks will use the internal site driveways to access the screened loading area at the south side of the building. Traffic and concession vehicle traffic will not adversely impact streets in this area.***
 3. There are no other factors associated with this project that will be materially detrimental to the public.
 - ***The impact of the use will not adversely impact adjoining industrial uses and will not affect residential lots located about 200 feet to the south of the building.***
- B. The characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas.
 - ***The use is compatible with the adjacent industrial zoned uses and efforts have been made to mitigate impacts on residential uses to the south.***
- C. The additional conditions specified in Section 1.403, as applicable, have been satisfied.
 - ***No other requirements apply to this use in this section.***

Community Involvement.

The applicant sent a letter of notice to 54 property owners located within 750 feet of the site. A neighborhood meeting was held on February 25, 2005 to discuss this project. No neighbors attended the meeting and no comments have been received on this case.

Community Impact.

The use is reasonably compatible with adjacent uses and will not create an adverse impact on adjacent uses. The facility provides prepared food to construction sites, office and commercial sites and the catering of special events.

**OTHER BOARDS AND
COMMISSIONS**

Planning Commission.

The Planning Commission heard this case on March 9, 2005. No citizen comment cards were submitted. The Commission inquired about the primary hours during which pick-up/delivery trucks operated on the site. Staff replied that trucks begin to pick-up food at the site about 5 AM and that would be earlier during the summer period. The Commission inquired about the height of the block wall along the south side of the parking lot on the site. Staff replied it was 6 feet. The Commission inquired if additional landscaping could be placed in the landscape buffer adjacent to the south side of the site to help screen residential areas south of Thunderbird Road. Staff replied that additional planting could be placed in the buffer and that the applicant would be asked to upgrade the buffer.

The Planning Commission added the following stipulations:

- Food delivery/pick-up trucks are limited to the hours of 5 AM through 8 PM. The Commission noted that staff and the applicant shall work on refined stipulation language to address the time of operation as needed and the stipulations reflect this by allowing the operations to occur from 5 AM to 8 AM with an alteration to the start time of 4 AM, for the period May 15-September 15th.
- The developer shall increase the height of the CMU wall along the south side of the parking lot to 8 feet.
- The developer shall return to DRB with a revised landscape plan for the 60-foot wide buffer along the south side of the site to provide additional screening between the use and residential lots south of Thunderbird Rd.

Planning Commission recommends approval with the 3 added stipulations on Consent Agenda, 6-0.

**STAFF
RECOMMENDATION**

Recommended Approach:

Staff recommends approval, subject to the attached stipulations.

**RESPONSIBLE
DEPT(S)**


Planning and Development Services Department
Current Planning Services

STAFF CONTACT(S)

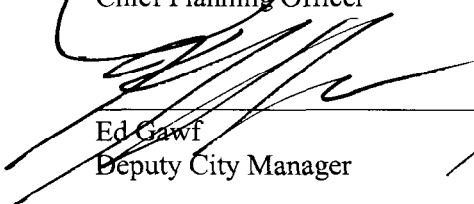
Al Ward
Senior Planner
480-312-7067
E-mail: award@ScottsdaleAZ.gov

Randy Grant
Chief Planning Officer
480-312-7995
E-mail: rgrant@ScottsdaleAZ.gov

APPROVED BY



Randy Grant
Chief Planning Officer
3/16/05
Date



Ed Gawf
Deputy City Manager
3/22/05
Date

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Land Use Map
4. Zoning Map
5. Stipulations
6. Additional Information
7. Citizen Involvement
8. City Notification Map
9. March 9, 2005 Planning Commission Minutes
10. Site Plan
11. Floor Plan



Project Narrative

This document will be uploaded to a Case Fact Sheet on the City's web site.

Date: _____

Project No.: _____ - PA - _____

Coordinator: Al Ward

Case No.: _____ - _____ - _____

Project Name: Corporate Gourmet

Project Location: 7621 E Gray Road, #F

Property Details:

☐ Single-Family Residential ☐ Multi-Family Residential ☐ Commercial ☐ Industrial

Current Zoning: I-1

Proposed Zoning: _____

Number of Buildings: 1

Parcel Size: 60,280 square feet

Gross Floor Area/Total Units: 18,000

Floor Area Ratio/Density: _____

Parking Required: 46

Parking Provided: 54

Setbacks: N - _____ S - _____ E - _____ W - _____

Description of Request:

Use Permit is for food processing. Corporate Gourmet is a food preparation business that prepares meals for the construction industry and the government sector. A conditional use permit is required for this zoning district.

ATTACHMENT #1

Planning and Development Services Department

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088



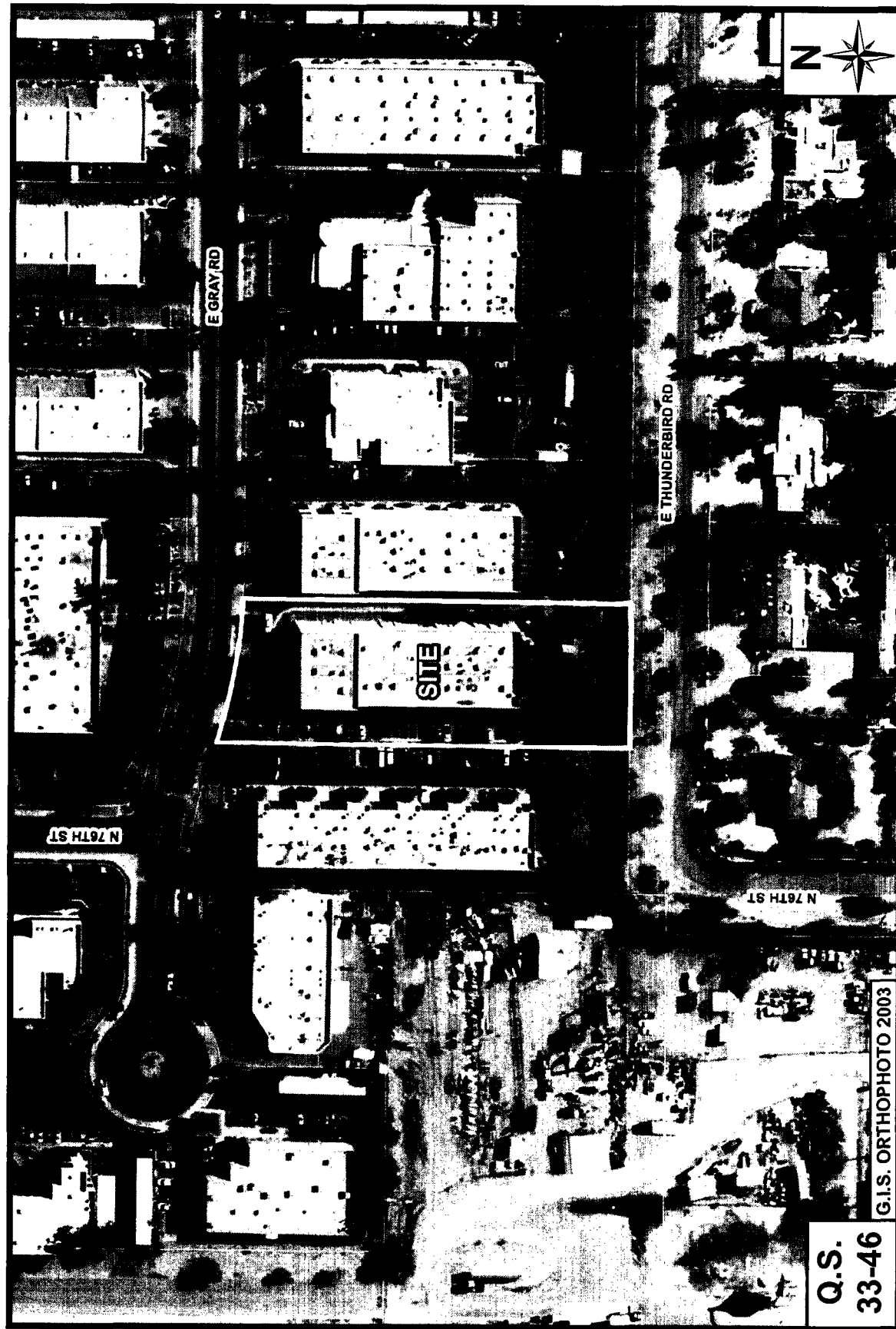
Q.S.
33-46

G.I.S. ORTHOPHOTO 2003

Corporate Gourmet

1-UP-2005

ATTACHMENT #2



Q.S.
33-46

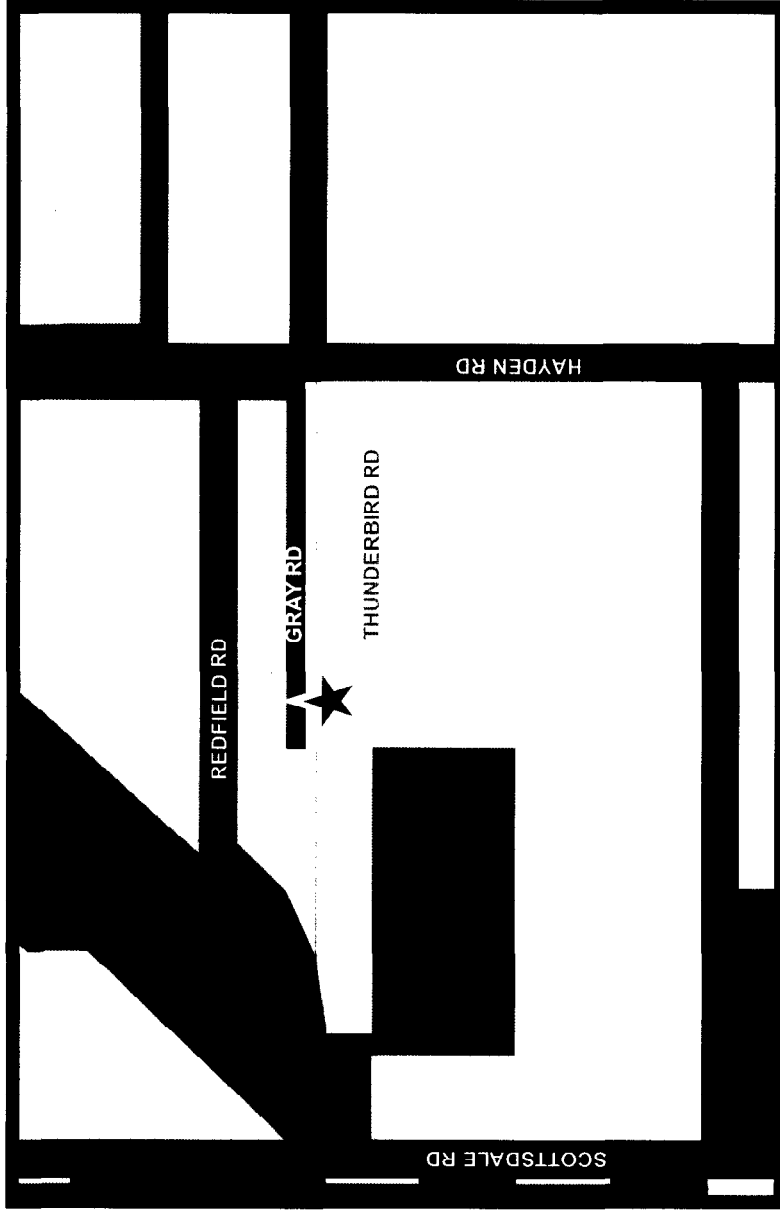
G.I.S. ORTHOPHOTO 2003

Corporate Gourmet

1-UP-2005

ATTACHMENT #2A

General Plan (Existing)

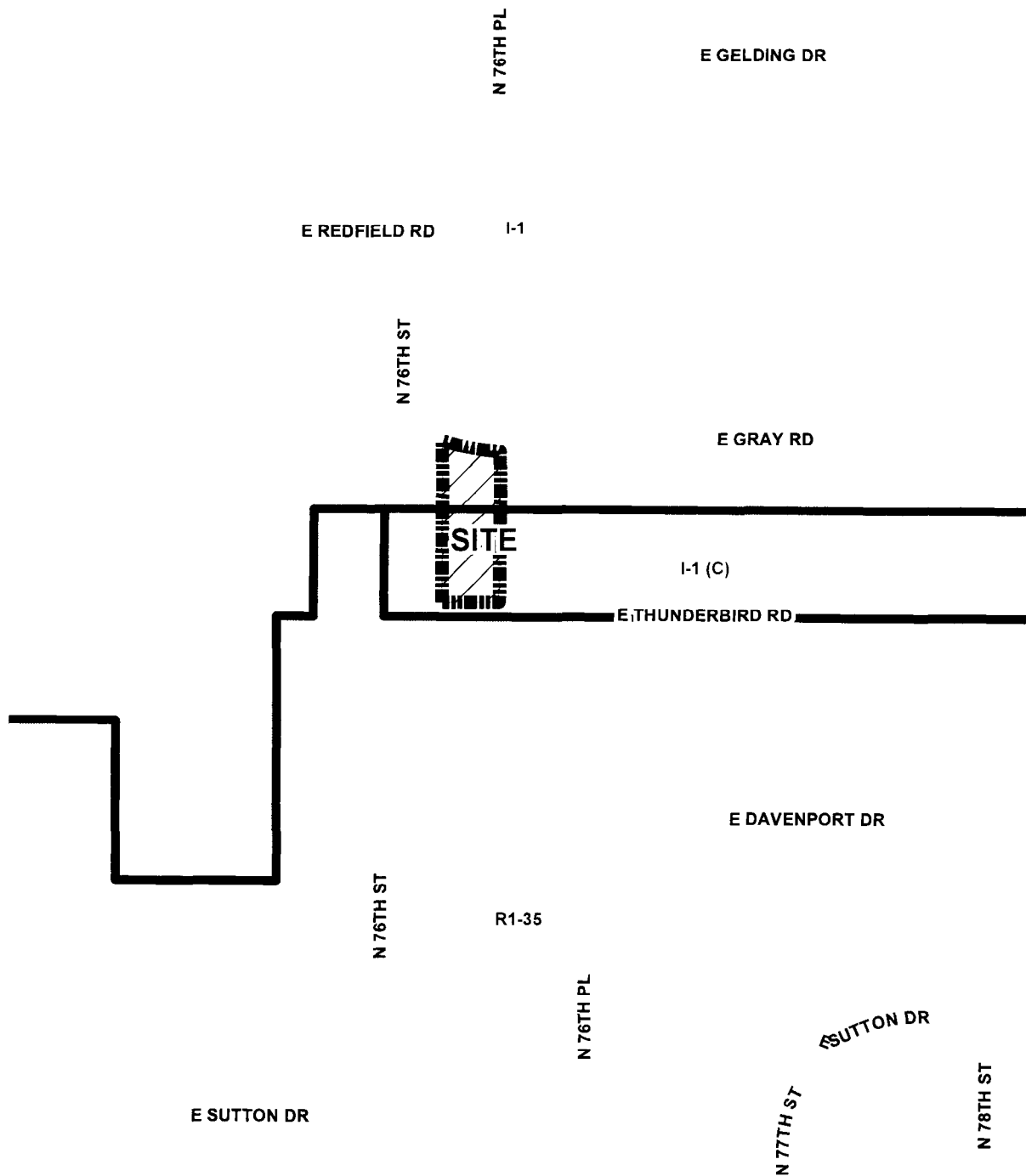


- Rural Neighborhoods
- Suburban Neighborhoods
- Urban Neighborhoods
- Mixed-Use Neighborhoods
- Resorts/Tourism
- Shea Corridor
- Mayo Support District
- Regional Use District
- Commercial
- Office
- Employment
- Natural Open Space
- Developed Open Space (Parks)
- Developed Open Space (Golf Courses)
- Cultural/Institutional or Public Use

- McDowell Sonoran Preserve (as of 8/2003)
- Recommended Study Boundary of the McDowell Sonoran Preserve
- City Boundary
- Location not yet determined
- Adopted by City Council October 30, 2001
- Ratified by Scottsdale voters March 12, 2002
- revised to show McDowell Sonoran Preserve as of May 2004
- revised to reflect General Plan amendments through June 2004



1-UP-2005
ATTACHMENT #3



1-UP-2005

ATTACHMENT #4

STIPULATIONS FOR CASE 1-UP-2005
CHANGES MADE BY THE PLANNING COMMISSION ARE IN UPPER CASE BOLD LETTERS
WITH DELETIONS STRUCK THROUGH

PLANNING/ DEVELOPMENT

1. CONFORMANCE TO SUBMITTAL. Improvements shall conform to the Tenant Improvement site plan submitted by Paul O'Connor & Associates with a seal date of 07/23/04. These stipulations take precedence over the above-referenced site plan. Any proposed significant change, as determined by the Zoning Administrator, shall be subject to subsequent public hearings before the Planning Commission and City Council.
2. Refuse Enclosure- Before issuance of an occupancy permit, the developer shall provide one refuse enclosure for the sole use of Corporate Gourmet, not to be shared with any other businesses in the site. The refuse enclosure must meet the City of Scottsdale's standard requirements for refuse enclosures, Std. Detail 2146#2.
3. Wholesale Food Sales- Only wholesale sales of food shall be permitted from the site with no retail or direct individual food sales to the public to occur from the site.
4. Mitigation of Odors- With the submittal of tenant improvement plans for the site, the developer shall demonstrate efforts to mitigate odors what would cause nuisance on surrounding businesses and properties relating to the handling and preparation of food and the operation and maintenance of the grease interceptor.
5. Provision of Commercial Range Hood(s)- With the submittal of tenant improvement plans for the site, the developer shall provide details verifying provision of a commercial range hood(s) over cooking areas, and that the installation, operation and maintenance of the meat and food smoker will create minimal smoke and odor emissions that will not create an adverse impact on adjacent businesses and properties, to the satisfaction of Final Plans staff.
6. Vehicle Loading and Stacking- With the submittal of tenant improvement plans, the developer shall provide a vehicle loading and stacking plan to verify that a minimum of 5 vehicles can be stacked adjacent to the Corporate Gourmet facility without disrupting or blocking adjacent businesses and drive aisles, to the satisfaction of Final Plans staff.
7. Screening of Loading Zone- Before issuance of an occupancy permit, the developer shall verify that a minimum 8 foot tall loading zone screening fence/wall is provided to screen the view of the vehicle loading area at the south side of the building, to the satisfaction of Final Plans staff.
8. Site Lighting- All site lighting associated with the use shall be fully shielded and directed downward with the light source not visible from adjacent properties, to the satisfaction of Final Plans staff.
9. Landscape Buffer- ~~Before issuance of an occupancy permit,~~ **WITHIN 3 MONTHS OF COMMENCING OPERATION,** the developer shall **SUBMIT A REVISED LANDSCAPE PLAN FOR DRB APPROVAL TO** improve and upgrade the existing landscape buffer adjacent to the south side of the subject site **WITH** infilling and replacing any missing landscape vegetation. , ~~to the satisfaction of Final Plans staff.~~
10. **HOURS OF OPERATION- FOOD PICK-UP TRUCKS ASSOCIATED WITH THIS USE SHALL ONLY OPERATE FROM 5 AM TO 8 PM, EXCEPT FROM 4 AM TO 8 PM DURING THE SUMMER PERIOD EXTENDING FROM MAY 15TH THROUGH SEPTEMBER 15TH.**

11. **PARKING LOT SCREENWALL- THE DEVELOPER SHALL INCREASE THE HEIGHT OF THE CMU SCREENWALL ACROSS THE WIDTH OF THE SITE ADJACENT TO THE SOUTH SIDE OF THE PARKING LOT TO A MINIMUM OF EIGHT (8) FEET, ACCEPTABLE TO CITY STAFF.**

ADDITIONAL INFORMATION FOR CASE 1-UP-05

PLANNING/DEVELOPMENT

1. **DEVELOPMENT REVIEW BOARD.** The City Council directs the Development Review Board's attention to:
 - a. Screening for any proposed mechanical equipment
 - b. Refuse containers

ENGINEERING

1. **RESPONSIBILITY FOR CONSTRUCTION OF INFRASTRUCTURE.** The developer shall be responsible for all improvements associated with the development required for access or service to the development. Improvements shall include, but not be limited to water systems and sanitary sewer systems. The granting of zoning/use permit does not and shall not commit the city to provide any of these improvements.
2. **FEES.** The construction of water and sewer facilities necessary to serve the site shall not be in-lieu of those fees that are applicable at the time building permits are granted. Fees shall include, but not be limited to the water development fee, water resources development fee, water recharge fee, sewer development fee or development tax, water replenishment district charge, pump tax, or any other water, sewer, or effluent fee.

WATER

1. **BASIS OF DESIGN REPORT (WATER).** Before the improvement plan submittal to the Development Quality/Compliance Division, the developer shall submit a basis of design report and plan to the One Stop Shop in Development Services. The report must be approved by the Water Resources Department before the developer submits the improvement plans to the One Stop Shop. The basis of design report shall conform to the Design Standards and Policies Manual. In addition, the basis of design report and plan shall:
 - a. Identify the location, size, condition and availability of existing water lines and water related facilities such as water valves, water services, fire hydrants, back-flow prevention structures, etc.
 - b. Identify the timing of and parties responsible for construction of all water facilities.
 - c. Include a complete description of requirements relating to project phasing.
2. **APPROVED BASIS OF DESIGN REPORT.** Before the improvement plan submittal to the Project Quality/Compliance Division, the developer shall have obtained approval of the Basis of Design Report.
3. **NEW WATER FACILITIES.** Before the issuance of Letters of Acceptance by the Inspection Services Division, the developer shall provide all water lines and water related facilities necessary to serve the site. Water line and water related facilities shall conform to the city Water System Master Plan.
4. **WATERLINE EASEMENTS.** Before the issuance of any building permit for the site, the developer shall dedicate to the city, in conformance with the Scottsdale Revised Code the Design Standards and Policies Manual, all water easements necessary to serve the site.

WASTEWATER

1. **BASIS OF DESIGN REPORT (SANITARY SEWER).**). Before the improvement plan submittal to the Development Quality/Compliance Division, the developer shall submit a basis of design report and plan to the One Stop Shop in Development Services. The report must be approved by the Water Resources Department before the developer submits the improvement plans to the One Stop Shop. The basis of design report shall conform to the Design Standards and Policies Manual. In addition, the basis of design report and plan shall:
 - a. Identify the location of, the size, condition and availability of existing sanitary sewer lines and wastewater related facilities.
 - b. Identify the timing of and parties responsible for construction of all sanitary sewer facilities.
 - c. Include a complete description of requirements relating to project phasing.
2. **APPROVED BASIS OF DESIGN REPORT.** Before the improvement plan submittal to the Project Quality/Compliance Division, the developer shall have obtained approval of the Basis of Design Report.
3. **NEW WASTEWATER FACILITIES.** Before the issuance of Letters of Acceptance by the Inspection Services Division, the developer shall provide all sanitary sewer lines and wastewater related facilities necessary to serve the site. Sanitary sewer lines and wastewater related facilities shall conform to the city Wastewater System Master Plan.
4. **SANITARY SEWER EASEMENTS.** Before the issuance of any building permit for the site, the developer shall dedicate to the city, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all sewer easements necessary to serve the site.
5. **GREASE INTERCEPTOR.** With the submittal of a tenant improvement plans for the facility, the developer shall provide a grease interceptor at the site and provide a plan for the regular maintenance and cleaning of the interceptor, being acceptable to Final Plans staff.

**PAUL O'CONNOR
& ASSOCIATES**
ARCHITECTURE
PLANNING
INTERIORS

March 3, 2005

City of Scottsdale
Planning Department
Attn: Mr. Al Ward
7447 East Indian School Road
Scottsdale, AZ 85251

Re: Use Permit; Case #419 - PA-04
Subject: Corporate Gourmet, 7621 East Gray Rd, Suite F

Dear Mr. Ward:

On February 25th between the hours of 4:00 pm and 7:00 pm a neighborhood participation meeting / open house was held at the above mentioned address. None of the property owners from the surrounding area choose to attend this meeting. Attached you will find a list of the property owners who were contacted about this event and the letter that was sent to them.

If you have any questions Al, please feel free to give my office a call.

Sincerely,

A handwritten signature in black ink, appearing to be 'PO'Connor', with a long horizontal flourish extending to the right.

Paul O'Connor
President
Paul O'Connor & Associates

**PAUL O'CONNOR
& ASSOCIATES**
ARCHITECTURE
P L A N N I N G
I N T E R I O R S

February 18, 2005

Dear Property Owner:

The architectural firm of Paul O'Connor & Associates would like to invite you to comment on our request to obtain a use permit from the City of Scottsdale to operate a commercial catering kitchen located at 7621 East Gray Road. The name of this catering company is Corporate Gourmet.

The function of this facility is to prepare meals for the construction industries and for government agency. The City of Scottsdale considers this use to be a "Food Processing" which requires a use permit. The city also requires the we advise all property owners within seven hundred and fifty feet of the facility of our request.

Paul O'Connor and Associates has submitted an application for a use permit to the City of Scottsdale and we would like to address any comments and concerns you may have regarding this proposal. We have scheduled an open house at the above address for Friday 25^h from 4:00 PM to 7:00 PM. If you have any questions concerning this proposal please feel free to call me at 602-944-0699 on or before February 25^h or call Mr. Al Ward at the City of Scottsdale at 480-312-7000. If I do not hear from you, I will assume you have no concerns.

Sincerely,



Paul O'Connor
President
Paul O'Connor & Associates

General	Valuation	Property
Data	Data	Data

Property Information

Parcel #: 175-03-031
 Property Address: 13437 N 76TH ST
 SCOTTSDALE 85260
 Subdivision: PARADISE VALLEY RANCHOS 2
 Lot #: 65
 MCR #: 9308
 Description: PARADISE VALLEY RANCHOS 2
 Section Township Range: 14 3N 4E
Owner Information
 Owner: WASS ROLAND D
 In Care Of:
 Mailing Address: 13437 N 176TH ST
 SCOTTSDALE AZ 85260 USA
 Deed #: 031451209 (10/17/2003)
 Sales Price: n/a

General	Valuation	Property
Data	Data	Data

Property Information

Parcel #: 175-03-076
 Property Address: 13440 N 76TH PL
 SCOTTSDALE 85260
 Subdivision: PARADISE VALLEY RANCHOS 2
 Lot #: 110
 MCR #: 9308
 Description: PARADISE VALLEY RANCHOS 2
 Section Township Range: 14 3N 4E
Owner Information
 Owner: MORITZ JAMES R & DEBORA WEGNER
 In Care Of:
 Mailing Address: 6013 N 79TH ST
 SCOTTSDALE AZ 852500000 US
 Deed #: 910614906 (12/31/1991)
 Sales Price: n/a

General	Valuation	Property
Data	Data	Data

Property Information

Parcel #: 175-03-075
 Property Address: 13452 N 76TH PL
 SCOTTSDALE 85260
 Subdivision: PARADISE VALLEY RANCHOS 2
 Lot #: 109
 MCR #: 9308
 Description: PARADISE VALLEY RANCHOS 2
 Section Township Range: 14 3N 4E
Owner Information
 Owner: VEDRAL STEVEN M
 In Care Of:
 Mailing Address: 13452 N 76TH PL
 SCOTTSDALE AZ 85260 USA
 Deed #: 030488251 (4/17/2003)
 Sales Price: \$272,500

General	Valuation	Property
Data	Data	Data

Property Information

Parcel #: 175-03-130
 Property Address:
 Subdivision: PARADISE VALLEY RANCHOS 2
 Lot #:
 MCR #: 9308
 Description: PARADISE VALLEY RANCHOS 2
 Section Township Range: 14 3N 4E
Owner Information
 Owner: SHAW RICHARD C & BETTINA K
 In Care Of:
 Mailing Address: 7617 E THUNDERBIRD RD
 SCOTTSDALE AZ 85260 USA
 Deed #: 11401-0086 (11/3/1975)
 Sales Price: n/a

General	Valuation	Property
Data	Data	Data

General	Valuation	Property
Data	Data	Data

Property Information

Parcel #: 175-03-041
 Property Address: 7701 E THUNDERBIRD RD
 SCOTTSDALE 85260
 Subdivision: PARADISE VALLEY RANCHOS 2
 Lot #: 75
 MCR #: 9308
 Description: PARADISE VALLEY RANCHOS 2
 Section Township Range: 14 3N 4E
Owner Information
 Owner: READING BISHOP WILLIAM H III/BEVERLY S
 In Care Of:
 Mailing Address: 7701 E THUNDERBIRD RD
 SCOTTSDALE AZ 85260 USA
 Deed #: 990092609 (1/29/1999)
 Sales Price: n/a

General	Valuation	Property
Data	Data	Data

Property Information

Parcel #: 175-03-040
 Property Address: 7665 E THUNDERBIRD RD
 SCOTTSDALE 85260
 Subdivision: PARADISE VALLEY RANCHOS 2
 Lot #: 74
 MCR #: 9308
 Description: PARADISE VALLEY RANCHOS 2
 Section Township Range: 14 3N 4E
Owner Information
 Owner: HARRINGTON TINA H
 In Care Of:
 Mailing Address: 7665 E THUNDERBIRD RD
 SCOTTSDALE AZ 85254 USA
 Deed #: 010630542 (7/16/2001)
 Sales Price: n/a

General	Valuation	Property
Data	Data	Data

Property Information

Parcel #: 175-03-039
 Property Address: 7653 E THUNDERBIRD RD
 SCOTTSDALE 85260
 Subdivision: PARADISE VALLEY RANCHOS 2
 Lot #: 73
 MCR #: 9308
 Description: PARADISE VALLEY RANCHOS 2
 Section Township Range: 14 3N 4E
Owner Information
 Owner: STEVENS ROBERT W/LONNA L
 In Care Of:
 Mailing Address: 7653 E THUNDERBIRD RD
 SCOTTSDALE AZ 85260 USA
 Deed #: 960308488 (5/3/1996)
 Sales Price: \$200,000

General	Valuation	Property
Data	Data	Data

Property Information

Parcel #: 175-03-038
 Property Address: 7641 E THUNDERBIRD RD
 SCOTTSDALE 85260
 Subdivision: PARADISE VALLEY RANCHOS 2
 Lot #: 72
 MCR #: 9308
 Description: PARADISE VALLEY RANCHOS 2
 Section Township Range: 14 3N 4E
Owner Information
 Owner: DAVIS TODD O/MARSHA K
 In Care Of:
 Mailing Address: 7641 E THUNDERBIRD RD
 SCOTTSDALE AZ 85260 USA
 Deed #: 980775262 (8/31/1998)
 Sales Price: \$203,000

General Data Valuation Data Property Data

Property Information

Parcel #: 175-03-032
Property Address: 13449 N 76TH ST
SCOTTSDALE 85260
Subdivision: PARADISE VALLEY RANCHOS 2
Lot #: 66
MCR #: 9308
Description: PARADISE VALLEY RANCHOS 2
Section Township Range: 14 3N 4E
Owner Information
Owner: FUSARO JAMES M/LIA S
In Care Of:
Mailing Address: 13449 N 76TH ST
SCOTTSDALE AZ 85254 USA
Deed #: 970584645 (8/25/1997)
Sales Price: n/a

View

General Data Valuation Data Property Data

Property Information

Parcel #: 175-03-033
Property Address: 13601 N 76TH ST
SCOTTSDALE 85260
Subdivision: PARADISE VALLEY RANCHOS 2
Lot #: 67
MCR #: 9308
Description: PARADISE VALLEY RANCHOS 2
Section Township Range: 14 3N 4E
Owner Information
Owner: PETERSON DANIEL C/TAMMY L
In Care Of:
Mailing Address: 13601 N MILLER RD
SCOTTSDALE AZ 852580000 US
Deed #: 920287614 (5/28/1992)
Sales Price: n/a

View

General Data Valuation Data Property Data

Property Information

Parcel #: 175-03-035
Property Address: 7601 E THUNDERBIRD RD
SCOTTSDALE 85260
Subdivision: PARADISE VALLEY RANCHOS 2
Lot #: 69
MCR #: 9308
Description: PARADISE VALLEY RANCHOS 2
Section Township Range: 14 3N 4E
Owner Information
Owner: WILSON SAMUEL/CATHLEEN
In Care Of:
Mailing Address: 7601 E THUNDERBIRD RD
SCOTTSDALE AZ 85260 USA
Deed #: 960909841 (12/31/1996)
Sales Price: \$150,000

View

General Data Valuation Data Property Data

Property Information

Parcel #: 175-03-037
Property Address: 7629 E THUNDERBIRD RD
SCOTTSDALE 85260
Subdivision: PARADISE VALLEY RANCHOS 2
Lot #: 71
MCR #: 9308
Description: PARADISE VALLEY RANCHOS 2
Section Township Range: 14 3N 4E
Owner Information
Owner: SHAW CHRISTOPHER C/KRYSTAL K
In Care Of:
Mailing Address: 7629 E THUNDERBIRD RD
SCOTTSDALE AZ 85260 USA

General Data Valuation Data Property Data

Property Information

Parcel #: 175-03-073
Property Address: 7648 E DAVENPORT DR
SCOTTSDALE 85260
Subdivision: PARADISE VALLEY RANCHOS 2
Lot #: 107
MCR #: 9308
Description: PARADISE VALLEY RANCHOS 2
Section Township Range: 14 3N 4E
Owner Information
Owner: BOYER ROBERT
In Care Of:
Mailing Address: 13257 N 76TH ST
SCOTTSDALE AZ 852600000 USA
Deed #: 040301588 (3/24/2004)
Sales Price: n/a

View

General Data Valuation Data Property Data

Property Information

Parcel #: 175-03-074
Property Address: 7638 E DAVENPORT DR
SCOTTSDALE 85260
Subdivision: PARADISE VALLEY RANCHOS 2
Lot #: 108
MCR #: 9308
Description: PARADISE VALLEY RANCHOS 2
Section Township Range: 14 3N 4E
Owner Information
Owner: LOWERY ROBERT P/DIANA R TR
In Care Of:
Mailing Address: 13639 E GERONIMO RD
SCOTTSDALE AZ 85259 USA
Deed #: 010231644 (3/26/2001)
Sales Price: n/a

View

General Data Valuation Data Property Data

Property Information

Parcel #: 175-03-034
Property Address: 13613 N 76TH ST
SCOTTSDALE 85260
Subdivision: PARADISE VALLEY RANCHOS 2
Lot #: 68
MCR #: 9308
Description: PARADISE VALLEY RANCHOS 2
Section Township Range: 14 3N 4E
Owner Information
Owner: WILSON YVONNE R
In Care Of:
Mailing Address: 13613 N 76TH ST
SCOTTSDALE AZ 85260 USA
Deed #: 020974198 (9/23/2002)
Sales Price: \$160,000

View

General Data Valuation Data Property Data

Property Information

Parcel #: 175-03-036
Property Address: 7617 E THUNDERBIRD RD
SCOTTSDALE 85260
Subdivision: PARADISE VALLEY RANCHOS 2
Lot #: 70
MCR #: 9308
Description: PARADISE VALLEY RANCHOS 2
Section Township Range: 14 3N 4E
Owner Information
Owner: SHAW BETTINA K TR
In Care Of:
Mailing Address: 7617 E THUNDERBIRD
SCOTTSDALE AZ 85260 USA
Deed #: 000783112 (10/12/2000)

General Data Valuation Data Property Data

Property Information

Parcel #: 175-03-102
Property Address: 7643 E DAVENPORT DR
SCOTTSDALE 85260
Subdivision: PARADISE VALLEY RANCHOS 2
Lot #: 136
MCR #: 9308

Description: PARADISE VALLEY RANCHOS 2
Section Township Range: 14 3N 4E

Owner Information

Owner: SHERWIN SUSAN
In Care Of:
Mailing Address: 7643 E DAVENPORT DR
SCOTTSDALE AZ 85260 USA
Deed #: 890237545 (5/24/1989)
Sales Price: n/a

General Data Valuation Data Property Data

Property Information

Parcel #: 175-03-103
Property Address: 7657 E DAVENPORT DR
SCOTTSDALE 85260
Subdivision: PARADISE VALLEY RANCHOS 2
Lot #: 137
MCR #: 9308

Description: PARADISE VALLEY RANCHOS 2
Section Township Range: 14 3N 4E

Owner Information

Owner: MANN PAUL L/CALLIES LAURA J
In Care Of:
Mailing Address: 7657 E DAVENPORT DR
SCOTTSDALE AZ 852600000 USA
Deed #: 960243317 (4/10/1996)
Sales Price: n/a

General Data Valuation Data Property Data

Property Information

Parcel #: 175-03-071
Property Address: 7672 E DAVENPORT DR
SCOTTSDALE 85260
Subdivision: PARADISE VALLEY RANCHOS 2
Lot #: 105
MCR #: 9308

Description: PARADISE VALLEY RANCHOS 2
Section Township Range: 14 3N 4E

Owner Information

Owner: MANN LEWIS F/STELLA H/PAUL L TR
In Care Of:
Mailing Address: 7672 E DAVENPORT DR
SCOTTSDALE AZ 85260 USA
Deed #: 030132951 (2/4/2003)
Sales Price: \$227,200

General Data Valuation Data Property Data

Property Information

Parcel #: 175-03-072
Property Address: 7660 E DAVENPORT DR
SCOTTSDALE 85260
Subdivision: PARADISE VALLEY RANCHOS 2
Lot #: 106
MCR #: 9308

Description: PARADISE VALLEY RANCHOS 2
Section Township Range: 14 3N 4E

Owner Information

Owner: WALBERG ALBERT J & DOROTHY A
In Care Of:
Mailing Address: 7660 E DAVENPORT DR
SCOTTSDALE AZ 85260 USA
Deed #: 12963-1381 (6/13/1978)
Sales Price: n/a

General Data Valuation Data Property Data

General Data Valuation Data Property Data

Property Information

Parcel #: 215-56-114
Property Address: 7560 E REDFIELD RD
SCOTTSDALE 85260
Subdivision: THUNDERBIRD INDUSTRIAL AIRPARK 4
Lot #: 97
MCR #: 18644

Description: THUNDERBIRD INDUSTRIAL AIRPARK NO 4 PER MCR 186-4
Section Township Range: 11 3N 4E

Owner Information

Owner: AIRPARK BILLORADO L L C
In Care Of:
Mailing Address: 2944 N 44TH ST #200
PHOENIX AZ 85018 USA
Deed #: 000286658 (4/17/2000)
Sales Price: n/a

General Data Valuation Data Property Data

Property Information

Parcel #: 215-56-199
Property Address: 7681 E GRAY RD
SCOTTSDALE 85260
Subdivision: SCOTTSDALE INDUSTRIAL AIRPARK NO 5 105-120 230-242
Lot #: 109
MCR #: 20343

Description: SCOTTSDALE INDUSTRIAL AIRPARK NO 5 MCR 203-43
Section Township Range: 11 3N 4E

Owner Information

Owner: GUENTHER PROPERTIES LLC
In Care Of:
Mailing Address: 6735 N DESERT FAIRWAYS DR
PARADISE VALLEY AZ 85253 USA
Deed #: 980840157 (9/21/1998)
Sales Price: n/a

General Data Valuation Data Property Data

Property Information

Parcel #: 215-56-190-A
Property Address: 7645 E REDFIELD RD
SCOTTSDALE 85260
Subdivision: THUNDERBIRD INDUSTRIAL AIRPARK 4
Lot #: 227
MCR #: 18644

Description: THUNDERBIRD INDUSTRIAL AIRPARK # 4 MCR 186-44 LOT
Section Township Range: 11 3N 4E

Owner Information

Owner: IMH LLC
In Care Of:
Mailing Address: 9290 E THOMPSON PEAK PKWY 463
SCOTTSDALE AZ 85255 USA
Deed #: 031550862 (11/7/2003)
Sales Price: n/a

General Data Valuation Data Property Data

Property Information

Parcel #: 215-56-198
Property Address: 7671 E GRAY RD
SCOTTSDALE 85260
Subdivision: SCOTTSDALE INDUSTRIAL AIRPARK NO 5 105-120 230-
Lot #: 108
MCR #: 20343

Description: SCOTTSDALE INDUSTRIAL AIRPARK NO 5 MCR 203-43
Section Township Range: 11 3N 4E

Owner Information

Owner: GUENTHER FRANCES B TR
In Care Of:
Mailing Address: 5635 E LINCOLN DR 28
PARADISE VALLEY AZ 85253 USA
Deed #: 020451827 (5/1/2002)
Sales Price: n/a

General Data Valuation Data Property Data

General Data Valuation Data Property Data

Property Information

Parcel #: 215-56-214-A
Property Address:

Subdivision: THUNDERBIRD INDUSTRIAL AIRPARK 4
Lot #: 233

MCR #: 18644

Description: SCOTTSDALE INDUSTRIAL AIRPARK NO 5 MCR 203-43 LOT
Section Township Range: 11 3N 4E

Owner Information

Owner: GRAY TERRY R/CAROL A

In Care Of:

Mailing Address: 2930 E CAMELBACK RD STE 185
PHOENIX AZ 85016 USA

Deed #: 960491444 (7/12/1996)

Sales Price: n/a

View
General Data Valuation Data Property Data

Property Information

Parcel #: 215-56-215-A
Property Address:

Subdivision: THUNDERBIRD INDUSTRIAL AIRPARK 4
Lot #: 225

MCR #: 18644

Description: SCOTTSDALE INDUSTRIAL AIRPARK NO 5 MCR 203-43 LOT
Section Township Range: 11 3N 4E

Owner Information

Owner: GRAY TERRY R/CAROL A

In Care Of:

Mailing Address: 2930 E CAMELBACK RD STE 185
PHOENIX AZ 85016 USA

Deed #: 960491444 (7/12/1996)

Sales Price: n/a

View
General Data Valuation Data Property Data

Property Information

Parcel #: 215-56-195

Property Address: 7601 E GRAY RD
SCOTTSDALE 85260

Subdivision: SCOTTSDALE INDUSTRIAL AIRPARK NO 5 105-120 230-24
Lot #: 105

MCR #: 20343

Description: SCOTTSDALE INDUSTRIAL AIRPARK NO 5 MCR 203-43
Section Township Range: 11 3N 4E

Owner Information

Owner: STAUTH A M/HELEN L

In Care Of:

Mailing Address: 8100 E CAMELBACK RD NO 41
SCOTTSDALE AZ 85251 USA

Deed #: 040258464 (3/12/2004)

Sales Price: n/a

View
General Data Valuation Data Property Data

View
General Data Valuation Data Property Data

Property Information

Parcel #: 215-56-189-A

Property Address: 7655 E REDFIELD RD
SCOTTSDALE 85260

Subdivision: THUNDERBIRD INDUSTRIAL AIRPARK 4
Lot #: 226

MCR #: 18644

Description: THUNDERBIRD INDUSTRIAL AIRPARK # 4 MCR 186-44 LOT 22
Section Township Range: 11 3N 4E

Owner Information

Owner: IMH LLC

In Care Of:

Mailing Address: 9290 E THOMPSON PEAK PKWY 463
SCOTTSDALE AZ 85255 USA

Deed #: 031550862 (11/7/2003)

Sales Price: n/a

View
General Data Valuation Data Property Data

General Data Valuation Data Property Data

Property Information

Parcel #: 215-56-333
Property Address:

Subdivision:
Lot #:

MCR #:

Description: BEG AT S4 COR SEC TH N 288F W 1327.06F S
Section Township Range: 11 3N 4E

Owner Information

Owner: ARIZ CONF CORP OF 7TH DAY ADVENTISTS

In Care Of:

Mailing Address: PO BOX 12340
SCOTTSDALE AZ 85267 USA

Deed #: 01185-0139 (12/25/1958)

Sales Price: n/a

View
General Data Valuation Data Property Data

Property Information

Parcel #: 215-56-302

Property Address: 7725 E REDFIELD RD
SCOTTSDALE 85260

Subdivision: DE ACETIS OFFICE CONDOMINIUM (15771-2
Lot #: 106

MCR #: 00066

Description: DE ACETIS OFFICE CONDOMINIUM MCR 157
Section Township Range: 11 3N 4E

Owner Information

Owner: EFG MANAGEMENT LLC/BONIFASI SHIRLEY TR

In Care Of:

Mailing Address: 7725 E REDFIELD RD NO 101
SCOTTSDALE AZ 85260 USA

Deed #: 990434182 (5/5/1999)

Sales Price: n/a

View
General Data Valuation Data Property Data

Property Information

Parcel #: 215-56-172

Property Address: 7620 E REDFIELD RD
SCOTTSDALE 85260

Subdivision: THUNDERBIRD INDUSTRIAL AIRPARK 4
Lot #: 209

MCR #: 18644

Description: THUNDERBIRD INDUSTRIAL AIRPARK NO 4
Section Township Range: 11 3N 4E

Owner Information

Owner: JPS INVESTMENTS II LLC

In Care Of:

Mailing Address: 14255 N 79TH ST STE 3
SCOTTSDALE AZ 85260 USA

Deed #: 040901329 (8/3/2004)

Sales Price: n/a

View
General Data Valuation Data Property Data

Property Information

Parcel #: 215-56-213-A

Property Address:

Subdivision: THUNDERBIRD INDUSTRIAL AIRPARK 4
Lot #: 232

MCR #: 18644

Description: SCOTTSDALE INDUSTRIAL AIRPARK NO
Section Township Range: 11 3N 4E

Owner Information

Owner: GRAY TERRY R/CAROL A

In Care Of:

Mailing Address: 2930 E CAMELBACK RD STE 185
PHOENIX AZ 85016 USA

Deed #: 960491444 (7/12/1996)

Sales Price: n/a

View
General Data Valuation Data Property Data

General Data Valuation Data Property Data

Property Information

Parcel #: 215-56-170

Property Address: 7640 E REDFIELD RD
SCOTTSDALE 85260

Subdivision: THUNDERBIRD INDUSTRIAL AIRPARK 4
Lot #: 207

MCR #: 18644

Description: THUNDERBIRD INDUSTRIAL AIRPARK NO 4 PER MCR 186
Section Township Range: 11 3N 4E

Owner Information

Owner: FARMERS NEW WORLD LIFE INS CO

In Care Of:

Mailing Address: 4680 WILSHIRE BLVD
LOS ANGELES CA 90010 USA

Deed #: 900466276 (10/17/1990)

Sales Price: n/a

☐ View ☐ View

General Data Valuation Data Property Data

Property Information

Parcel #: 215-56-171

Property Address: 7650 E REDFIELD RD
SCOTTSDALE 85260

Subdivision: THUNDERBIRD INDUSTRIAL AIRPARK 4
Lot #: 208

MCR #: 18644

Description: THUNDERBIRD INDUSTRIAL AIRPARK NO 4 PER MCR 186
Section Township Range: 11 3N 4E

Owner Information

Owner: FARMERS NEW WORLD LIFE INS CO

In Care Of:

Mailing Address: 4680 WILSHIRE BLVD
LOS ANGELES CA 90010 USA

Deed #: 900466276 (10/17/1990)

Sales Price: n/a

☐ View ☐ View

General Data Valuation Data Property Data

Property Information

Parcel #: 215-56-193

Property Address:

Subdivision: THUNDERBIRD INDUSTRIAL AIRPARK 4
Lot #:

MCR #: 18644

Description: THUNDERBIRD INDUSTRIAL AIRPARK NO 4 PER MCR 186
Section Township Range: 11 3N 4E

Owner Information

Owner: ARIZONA CONF CORP OF SEV DAY ADVENT

In Care Of:

Mailing Address: PO BOX 12340
SCOTTSDALE AZ 85267 USA

Deed #: 11646-0026 (4/26/1976)

Sales Price: n/a

☐ View ☐ View

General Data Valuation Data Property Data

Property Information

Parcel #: 175-04-002-A

Property Address: 7301 E BELL RD
SCOTTSDALE 85260

Subdivision:

Lot #:

MCR #:

Description: N2 NW4 EX TH PT CONV CITY OF SCOTTSDALE P/DKT 52
Section Township Range: 14 3N 4E

Owner Information

Owner: ARIZONA CONFERENCE CORP OF S D A

In Care Of:

Mailing Address: PO BOX 12340
SCOTTSDALE AZ 85267 USA

Deed #: NOD-19364 (12/25/1993)

Sales Price: n/a

Property Information

Parcel #: 215-56-116

Property Address: 7585 E REDFIELD RD
SCOTTSDALE 85260

Subdivision: THUNDERBIRD INDUSTRIAL AIRPARK 4
Lot #: 99

MCR #: 18644

Description: THUNDERBIRD INDUSTRIAL AIRPARK NO 4 PER
Section Township Range: 11 3N 4E

Owner Information

Owner: AIRPARK 82

In Care Of:

Mailing Address: 7580 E GRAY RD #202
SCOTTSDALE AZ 852603408 USA

Deed #: 16363-0562 (10/20/1982)

Sales Price: n/a

☐ View ☐ View
Comparables Tax Bill

☐ View ☐ View
Comparables Tax Bill

Property Information

Parcel #: 215-56-118-A

Property Address: 7590 E GRAY RD
SCOTTSDALE 85260

Subdivision: THUNDERBIRD INDUSTRIAL AIRPARK 4
Lot #: 101

MCR #: 18644

Description: THUNDERBIRD INDUSTRIAL AIRPARK NO 4 PER
Section Township Range: 11 3N 4E

Owner Information

Owner: PACIFIC REALTY HOLDINGS LTD PARTNERSHIP

In Care Of:

Mailing Address: 7580 E GRAY RD #202
SCOTTSDALE AZ 85260 USA

Deed #: 940772834 (10/27/1994)

Sales Price: n/a

☐ View ☐ View
Comparables Tax Bill

☐ View ☐ View
Comparables Tax Bill

Property Information

Parcel #: 215-56-117

Property Address: 7590 E GRAY RD
SCOTTSDALE 85260

Subdivision: THUNDERBIRD INDUSTRIAL AIRPARK 4
Lot #: 100

MCR #: 18644

Description: THUNDERBIRD INDUSTRIAL AIRPARK NO 4 PER
Section Township Range: 11 3N 4E

Owner Information

Owner: ARIZONA EQUITY GROWTH 85

In Care Of:

Mailing Address: 7580 E GRAY RD #202
SCOTTSDALE AZ 852603408 USA

Deed #: 850318651 (7/10/1985)

Sales Price: n/a

☐ View ☐ View
Comparables Tax Bill

☐ View ☐ View
Comparables Tax Bill

Property Information

Parcel #: 215-56-115

Property Address: 7595 E REDFIELD RD
SCOTTSDALE 85260

Subdivision: THUNDERBIRD INDUSTRIAL AIRPARK 4
Lot #: 98

MCR #: 18644

Description: THUNDERBIRD INDUSTRIAL AIRPARK NO 4 PE
Section Township Range: 11 3N 4E

Owner Information

Owner: AIRPARK 82

In Care Of:

Mailing Address: 7580 E GRAY RD #202
SCOTTSDALE AZ 852603408 USA

Deed #: 16363-0561 (10/20/1982)

Sales Price: n/a

☐ View ☐ View
Comparables Tax Bill

☐ View ☐ View
Comparables Tax Bill

Property Information

Parcel #: 215-56-201

Property Address: 7721 E GRAY RD
SCOTTSDALE 85260Subdivision: SCOTTSDALE INDUSTRIAL AIRPARK NO 5 105-120 230-242
Lot #: 111

MCR #: 20343

Description: SCOTTSDALE INDUSTRIAL AIRPARK NO 5 MCR 203-43
Section Township Range: 11 3N 4E**Owner Information**Owner: WERNER BARRY L & LOLLY S ETAL
In Care Of:Mailing Address: 7802 E GRAY RD
SCOTTSDALE AZ 85260 USA

Deed #: 870192687 (3/31/1987)

Sales Price: n/a

<input checked="" type="checkbox"/> View Comparables	<input checked="" type="checkbox"/> View Tax Bill
General Data	Valuation Data Property Data

Property Information

Parcel #: 215-56-200

Property Address: 7701 E GRAY RD
SCOTTSDALE 85260Subdivision: SCOTTSDALE INDUSTRIAL AIRPARK NO 5 105-120 230-242
Lot #: 110

MCR #: 20343

Description: SCOTTSDALE INDUSTRIAL AIRPARK NO 5 MCR 203-43
Section Township Range: 11 3N 4E**Owner Information**

Owner: GBF HOLDINGS LLC

In Care Of:

Mailing Address: 7701 E GRAY RD STE 2
SCOTTSDALE AZ 85260 USA

Deed #: 980981382 (10/30/1998)

Sales Price: n/a

<input checked="" type="checkbox"/> View Comparables	<input checked="" type="checkbox"/> View Tax Bill
--	---

Property Information

Parcel #: 215-56-217

Property Address: 7722 E GRAY RD
SCOTTSDALE 85260Subdivision: SCOTTSDALE INDUSTRIAL AIRPARK NO 5 105-120 230-242
Lot #: 236

MCR #: 20343

Description: SCOTTSDALE INDUSTRIAL AIRPARK NO 5 MCR 203-43
Section Township Range: 11 3N 4E**Owner Information**Owner: DIAMOND CONNECTION ARIZONA INC
In Care Of:Mailing Address: 2231 E MULBERRY
PHOENIX AZ 85016 USA

Deed #: 990762074 (8/11/1999)

Sales Price: n/a

<input checked="" type="checkbox"/> View Comparables	<input checked="" type="checkbox"/> View Tax Bill
--	---

<input checked="" type="checkbox"/> Zone Selected	<input checked="" type="checkbox"/> Link to Data
---	--

Property Information

Parcel #: 215-56-216

Property Address: 7722 E GRAY RD
SCOTTSDALE 85260Subdivision: SCOTTSDALE INDUSTRIAL AIRPARK NO 5 105-120 230-242
Lot #: 235

MCR #: 20343

Description: SCOTTSDALE INDUSTRIAL AIRPARK NO 5 MCR 203-43
Section Township Range: 11 3N 4E**Owner Information**Owner: DIAMOND CONNECTION ARIZONA INC
In Care Of:Mailing Address: 2231 E MULBERRY
PHOENIX AZ 85016 USA

Deed #: 990762074 (8/11/1999)

Sales Price: n/a

<input checked="" type="checkbox"/> View Comparables	<input checked="" type="checkbox"/> View Tax Bill
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Property Information

Parcel #: 215-56-191

Property Address: 7625 E REDFIELD RD
SCOTTSDALE 85260Subdivision: THUNDERBIRD INDUSTRIAL AIRPARK 4
Lot #: 228

MCR #: 18644

Description: THUNDERBIRD INDUSTRIAL AIRPARK NO
Section Township Range: 11 3N 4E**Owner Information**Owner: 451 EAST JUANITA L L C/EVANS GELDING L L
In Care Of:Mailing Address: 2150 E HIGHLAND #207
PHOENIX AZ 85016 USA

Deed #: 960419009 (6/14/1996)

Sales Price: n/a

Property Information

Parcel #: 215-56-212

Property Address: 7625 E REDFIELD RD
SCOTTSDALE 85260Subdivision: THUNDERBIRD INDUSTRIAL AIRPARK
Lot #: 231

MCR #: 18644

Description: SCOTTSDALE INDUSTRIAL AIRPARK
Section Township Range: 11 3N 4E**Owner Information**Owner: 451 EAST JUANITA L L C/EVANS GELDING
In Care Of:Mailing Address: 2150 E HIGHLAND #207
PHOENIX AZ 85016 USA

Deed #: 960419009 (6/14/1996)

Sales Price: n/a

Property Information

Parcel #: 215-56-122

Property Address: 7595 E GRAY RD
SCOTTSDALE 85260Subdivision: THUNDERBIRD INDUSTRIAL AIRPARK
Lot #: 104

MCR #: 18644

Description: THUNDERBIRD INDUSTRIAL AIRPARK
Section Township Range: 11 3N 4E**Owner Information**

Owner: COMFORT TEAM LLC

In Care Of:

Mailing Address: 7595 E GRAY RD
SCOTTSDALE AZ 85260 USA

Deed #: 020664684 (6/28/2002)

Sales Price: n/a

<input checked="" type="checkbox"/> View Comparables	<input checked="" type="checkbox"/> View Tax Bill
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Property Information

Parcel #: 215-56-121-A

Property Address: 7585 E GRAY RD
SCOTTSDALE 85260Subdivision: THUNDERBIRD INDUSTRIAL AIRPARK
Lot #: 103

MCR #: 18644

Description: THUNDERBIRD INDUSTRIAL AIRPARK
Section Township Range: 11 3N 4E**Owner Information**

Owner: GRAY STREET DEVELOPMENT LLC

In Care Of:

Mailing Address: 7585 E GRAY RD STE A
SCOTTSDALE AZ 85268 USA

Deed #: 960470777 (7/2/1996)

Sales Price: n/a

<input checked="" type="checkbox"/> View Comparables	<input checked="" type="checkbox"/> View Tax Bill
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27
General Data Valuation Data Property Data

Property Information

Parcel #: 215-56-197

Property Address: 7641 E GRAY RD
SCOTTSDALE 85260

Subdivision: SCOTTSDALE INDUSTRIAL AIRPARK NO 5 105-120 230-242
Lot #: 107

MCR #: 20343

Description: SCOTTSDALE INDUSTRIAL AIRPARK NO 5 MCR 203-43
Section Township Range: 11 3N 4E

Owner Information

Owner: 7621 & 7641 E GRAY ROAD L L C

In Care Of:

Mailing Address: 328 N MICHIGAN ST
SOUTH BEND IN 46601 USA

Deed #: 990972383 (10/21/1999)

Sales Price: n/a

View View
Comparables Tax Bill

26
General Data Valuation Data Property Data

Property Information

Parcel #: 215-56-196

Property Address: 7621 E GRAY RD
SCOTTSDALE 85260

Subdivision: SCOTTSDALE INDUSTRIAL AIRPARK NO 5 105-120 230-242
Lot #: 106

MCR #: 20343

Description: SCOTTSDALE INDUSTRIAL AIRPARK NO 5 MCR 203-43
Section Township Range: 11 3N 4E

Owner Information

Owner: 7621 & 7641 E GRAY ROAD L L C

In Care Of:

Mailing Address: 328 N MICHIGAN ST
SOUTH BEND IN 46601 USA

Deed #: 990972383 (10/21/1999)

Sales Price: n/a

View View
Comparables Tax Bill

33
General Data Valuation Data Property Data

Property Information

Parcel #: 215-56-119

Property Address: 7575 E REDFIELD RD
SCOTTSDALE 85260

Subdivision: THUNDERBIRD INDUSTRIAL AIRPARK 4
Lot #: 102

MCR #: 18644

Description: THUNDERBIRD INDUSTRIAL AIRPARK NO 4 PER MCR 186-4 4
Section Township Range: 11 3N 4E

Owner Information

Owner: 7575 E REDFIELD LLC

In Care Of:

Mailing Address: 2150 E HIGHLAND STE 207
PHOENIX AZ 85016 USA

Deed #: 010499182 (6/8/2001)

Sales Price: n/a

View View
Comparables Tax Bill

General Data Valuation Data Property Data

Property Information

Parcel #: 215-56-211

Property Address: 7625 E REDFIELD RD
SCOTTSDALE 85260

Subdivision: THUNDERBIRD INDUSTRIAL AIRPARK 4
Lot #: 230

MCR #: 18644

Description: SCOTTSDALE INDUSTRIAL AIRPARK NO 5 MCR 203-43
Section Township Range: 11 3N 4E

Owner Information

Owner: 451 EAST JUANITA L L C/EVANS GELDING L L C

In Care Of:

Mailing Address: 2150 E HIGHLAND #207
PHOENIX AZ 85016 USA

Deed #: 960419009 (6/14/1996)

Sales Price: n/a

General Data Valuation Data Property Data

Property Information

Parcel #: 215-56-192

Property Address: 7625 E REDFIELD RD
SCOTTSDALE 85260

Subdivision: THUNDERBIRD INDUSTRIAL AIRPARK
Lot #: 229

MCR #: 18644

Description: THUNDERBIRD INDUSTRIAL AIRPARK
Section Township Range: 11 3N 4E

Owner Information

Owner: 451 EAST JUANITA L L C/EVANS GELDING I

In Care Of:

Mailing Address: 2150 E HIGHLAND #207
PHOENIX AZ 85016 USA

Deed #: 960419009 (6/14/1996)

Sales Price: n/a

City Notifications – Mailing List Selection Map



Map Legend:



Site Boundary



Properties within 750-feet

Additional Notifications:

- Interested Parties

Q.S.
33-46

Labels pulled 1/25/05

1-UP-2005

Corporate Gourmet

ATTACHMENT #8

COMMISSIONER BARNETT MADE A MOTION TO APPROVE THE FEBRUARY 23, 2005 MINUTES AS PRESENTED. SECOND BY COMMISSIONER STEINKE.

THE MOTION PASSED BY A VOTE OF SIX (6) TO ZERO (0).

EXPEDITED AGENDA

1-UP-2005 (Corporate Gourmet) request by owner for a conditional use permit for food processing and preparation in 18,000 +/- square feet of an existing 60,000 square feet building located at 7621 E. Gray Road with Industrial Park (I-1) zoning.

18-AB-2004 (Cantabrica Abandonment) request by owner to abandon the south 20 feet of a 55 foot wide half street roadway and public utility easement along Jomax Road east of 118th Street.

52-ZN-1997#3 (X Lofts) request by owner to rezone from Highway Commercial District, Downtown Overlay (C-3 DO) to Downtown/Office Commercial Type 2 District, Downtown Overlay (D/OC-2 DO) plan/stipulations from case 52-ZN-1997#2 on a 1.28 +/- acre parcel located at 7116 and 7126 E. Osborn Road.

(COMMISSIONER SCHWARTZ DECLARED A CONFLICT ON CASE 52-ZN-1997#3 AND DID NOT PARTICIPATE IN THE VOTE.)

COMMISSIONER HEITEL MOVED TO CONTINUE CASE 52-ZN-1997#3 TO THE APRIL 13, 2005 PLANNING COMMISSION MEETING. SECOND BY BARNETT.

THE MOTION PASSED BY A VOTE OF FIVE (5) TO ZERO (0) WITH COMMISSIONER SCHWARTZ ABSTAINING.

COMMISSIONER BARNETT stated he had a couple of questions on case 1-UP-2005 and staff was going to discuss them with the applicant. Mr. Jones reported the applicant is not here. Staff talked about adding some stipulations by recommendation of the Planning Commission and if the applicant does not show up we can talk to him post the Commission's decision. Staff is recommending:

- ◆ A revised landscape plan submitted that increases the mature vegetation within the 60-foot buffer to return to either a DRB study session or Planning Development Services staff approval.
- ◆ Add two foot of masonry block wall on the south side of the property.
- ◆ Add a timing stipulation.

COMMISSIONER BARNETT expressed his concern regarding adding a timing stipulation because of the type of business noting that he would not want to restrict the business too much. He inquired if the Commission could place a restriction on the time but if it ends up restricting the business too much could staff change the stipulation. Mr. Jones replied the Commission's recommendation is that a recommendation. If there is issue of time that we can discuss with the applicant that is different from your recommendation we will put it in the report and decide how to formulate the stipulation from there and then let the City Council decide.

COMMISSIONER HEITEL inquired when the neighbors were noticed if they were aware, this was going to be a high traffic area for trucks or were they just noticed it was a food prep area. Mr. Jones replied the City sent out postcards that identified the actual use. The notice did not let them know specific trip numbers or anything like that. He reported staff has not heard anything regarding traffic.

COMMISSIONER BARNETT MOVED TO FORWARD CASE 1-UP-2005 TO THE CITY COUNCIL WITH A RECOMMENDATION FOR APPROVAL SUBJECT THAT IT MEETS THE USE PERMIT CRITERIA. AND WITH THREE ADDITIONAL STIPULATIONS:

- 1) **AN ADDITIONAL OF TWO FEET BLOCK WALL TO THE REAR WALL ON THE SOUTH SIDE OF THE PROJECT BETWEEN THE NEIGHBORHOOD AND INDUSTRIAL PARK.**
- 2) **SOME ADDITIONAL MATURE LANDSCAPING IN THE 60-FOOT BUFFER.**
- 3) **A TIME RESTRICTION FROM 5:00 A.M. TO 8:00 P.M.**

SECOND BY COMMISSIONER SCHWARTZ.

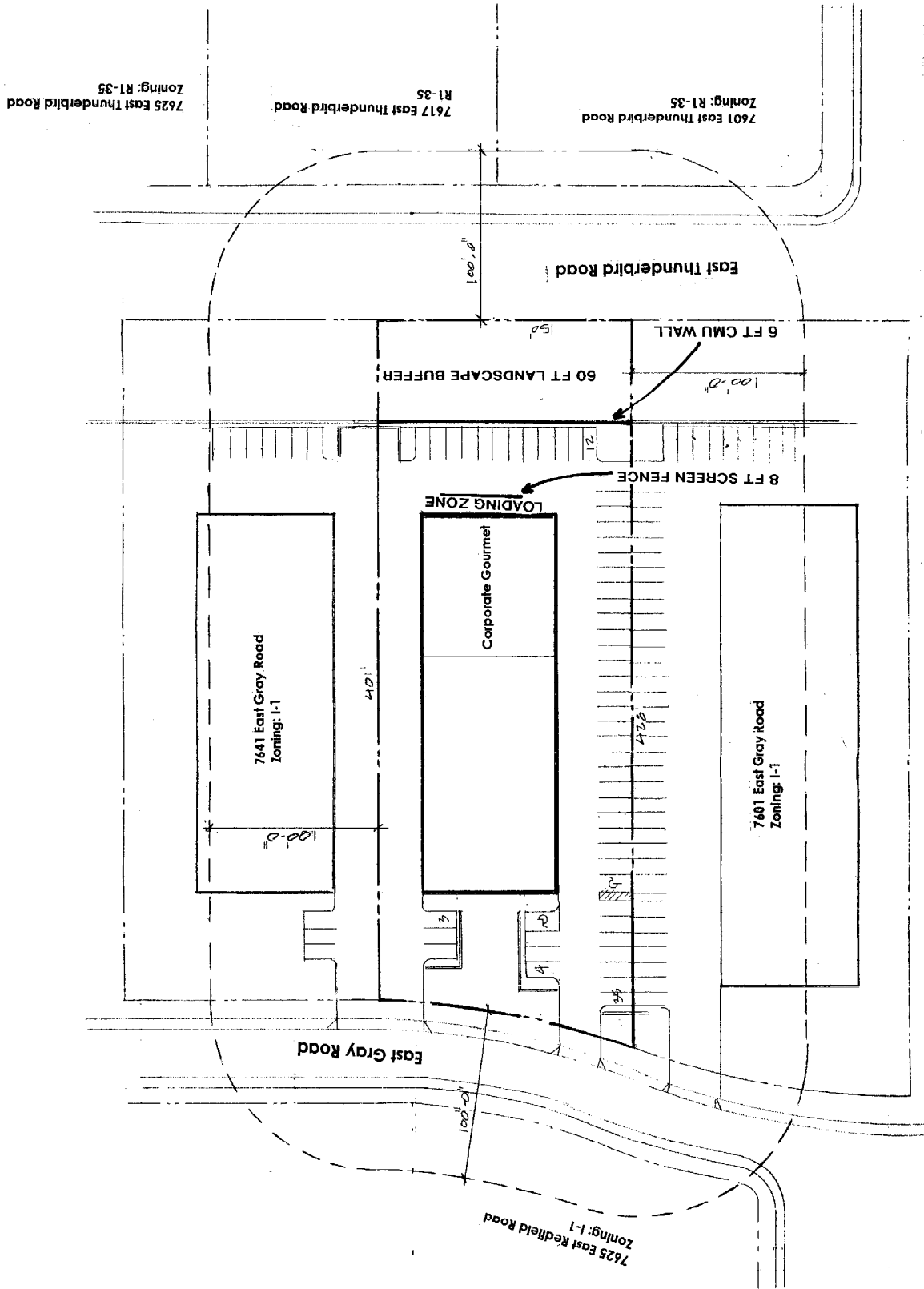
THE MOTION PASSED BY A VOTE OF SIX (6) TO ZERO (0).

COMMISSIONER SCHWARTZ MOVED TO FORWARD CASE 18-AB-2004 TO THE CITY COUNCIL WITH A RECOMMENDATION OF APPROVAL. SECOND BY COMMISSIONER BARNETT.

THE MOTION PASSED BY A VOTE OF SIX (6) TO ZERO (0).

NON-ACTION ITEM

Update on the ASU-Scottsdale Center for New Technology and Innovation (26-ZN-2004)



ATTACHMENT #10

1-UP-2005

Corporate Gourmet at
7621 East Gray Road
Scottsdale, Arizona

Paul O'Connor-Architect
Architecture & Planning

8038 North 10th Avenue, Phoenix, Arizona 85021, Phone: (602) 944-0888



Site Plan

1" = 40' 0"

ATTACHMENT #11